

124.0

0001

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

623,400 / 623,400

USE VALUE:

623,400 / 623,400

ASSESSED:

623,400 / 623,400


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		JASON CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: STEFANOU JOHN	
Owner 2:	
Owner 3:	

Street 1: 19 CONWELL AVE

Street 2:

Twn/City: SOMERVILLE

St/Prov: MA Cntry: Own Occ: N

Postal: 02144 Type:

PREVIOUS OWNER

Owner 1: STEFANOU PETER/ ESTATE -

Owner 2: -

Street 1: 19 CONWELL AVE

Twn/City: SOMERVILLE

St/Prov: MA Cntry:

Postal: 02144

NARRATIVE DESCRIPTION

This parcel contains 3,652 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3652		Sq. Ft.	Site		0	90.	1.45	10									476,606						476,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										79783
										GIS Ref
										GIS Ref
										Insp Date
										02/27/12

!9623!

USER DEFINED

Prior Id # 1:	79783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
12/11/20	00:04:26
LAST REV Date	Time
04/24/19	12:13:11
mmcmakin	
9623	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID										
124.0-0001-0017.0										
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	146,800	0	3,652.	476,600	623,400	623,400	Year End Roll	12/18/2019
2019	101	FV	149,700	0	3,652.	503,100	652,800	652,800	Year End Roll	1/3/2019
2018	101	FV	149,700	0	3,652.	370,700	520,400	520,400	Year End Roll	12/20/2017
2017	101	FV	149,700	0	3,652.	354,800	504,500	504,500	Year End Roll	1/3/2017
2016	101	FV	149,700	0	3,652.	328,300	478,000	478,000	Year End	1/4/2016
2015	101	FV	131,800	0	3,652.	275,400	407,200	407,200	Year End Roll	12/11/2014
2014	101	FV	131,800	0	3,652.	269,000	400,800	400,800	Year End Roll	12/16/2013
2013	101	FV	131,800	0	3,652.	256,300	388,100	388,100		12/13/2012

SALES INFORMATION

TAX DISTRICT										PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes	
STEFANOU PETER/		72321-85	3/12/2019	Estate/Div			No	No			
		16835-96	3/1/1986			143,000	No	No	Peter Stefanou dod 8/31/2015		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2012	Inspected	BR	B Rossignol
11/14/2008	Meas/Inspect	336	PATRIOT
12/17/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
8/5/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 2 - Bungalow				Full Bath: 1	Rating: Average			SCUTTLE HOLE.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall:		%		OthrFix:	Rating:																
Roof Struct: 1 - Gable				OTHER FEATURES																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units: 1													
Color: BEIGE				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O													
View / Desir:				Fpl: 1	Rating: Average			Other													
GENERAL INFORMATION				WSFlue:	Rating:			Upper													
Grade: C - Average				CONDOS INFORMATION				Lvl 2													
Year Blt: 1924	Eff Yr Blt:			Location:				Lvl 1													
Alt LUC:	Alt %:			Total Units:				Lower													
Jurisdct:	Fact: .			Floor:				Totals RMS: 6 BRs: 2 Baths: 1 HB													
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL: STD	Phys Cond: AV - Average	31. %		Exterior:				No Unit	RMS	BRS	FL										
Prim Int Wall: 2 - Plaster	Functional:			Interior:				1	6	2											
Sec Int Wall:	Economic:			Additions:																	
Partition: T - Typical	Special:			Kitchen:																	
Prim Floors: 3 - Hardwood	Override:			Baths:																	
Sec Floors:	Total:	31 %		Plumbing:																	
Bsmnt Flr: 12 - Concrete				Electric:																	
Subfloor:				Heating:																	
Bsmnt Gar: 1				General:																	
Electric: 3 - Typical				Total:	1	6	2														
Insulation: 2 - Typical																					
Int vs Ext: S																					
Heat Fuel: 2 - Gas																					
Heat Type: 5 - Steam																					
# Heat Sys: 1																					
% Heated: 100	% AC:																				
Solar HW: NO	Central Vac: NO																				
% Com Wall:	% Sprinkled:																				
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 124.0-0001-0017.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:																				
Total Special Features:																					
Total:																					